



The Home Report: an important change in selling and buying homes in Scotland.

Monday 1st December 2008 sees the launch of the Home Report and from this date houses offered for sale *must* be marketed with a Home Report.

The Home Report comprises three elements:

- a Single Survey
- an Energy Report
- a Property Questionnaire

The Single Survey, undertaken by a chartered surveyor will report on the condition of the property, provide a market valuation and report on accessibility for those with particular needs. There is also the option to have a mortgage valuation

The Energy Report looks at the energy efficiency of the property and an Energy Performance Certificate is provided rating the property in bandings A through to G, with A being the most efficient.

The Property Questionnaire is completed by the seller of the property and covers such issues as Council Tax, guarantees/warranties for any work or improvements undertaken, consent for alterations, utility suppliers, service contracts.

The Home Report is made available to those interested in buying.

FROM THE 1st DECEMBER YOU CANNOT MARKET YOUR PROPERTY UNTIL THE HOME REPORT IS IN PLACE.

If you are considering selling after the 1st December it is vital that you receive professional advice at the outset. Galloway & Ayrshire Properties would be pleased to undertake a market assessment of your property, provide assistance with the completion of the Property Questionnaire and thereafter undertake the commissioning of the Home Report on your behalf. A property on the market before 1st December does not require a Home Report. However from 4th January 2009 all properties offered for sale or for lease require an Energy Performance Certificate.